

This Indenture

Made this nineteenth day of April — in the year of Our Lord One thousand Eight hundred and twenty two Between Daniel Smith and George M^c Callmont of the City of Philadelphia Merchants of the One part and The President Directors and Company of The Bank of North America of the other part **Whereas** Caleb North Esquire Sheriff of the County of Philadelphia by a certain Deed poll dated the 20th day of March Anno Domini 1822 acknowledged in Open District Court held at Philadelphia for the said City and County the 18th day of April Anno Domini 1822 and entered among the Records thereof in Book C page 446 &c. granted and conveyed unto the said Daniel Smith and George M^c Callmont their heirs and assigns **All Those Six** several three story brick Messuages or Tenements and Lots or pieces of Ground thereunto respectively belonging Situate on the East side of The Pennsylvania Avenue leading from Vine Street to Mulberry or Schiely's Alley in the said City particularly described in the said recited deed poll which is intended to be recorded forthwith in the Office for recording of deeds in and for the said City and County [being part of the Estate late of Thomas S Ridgway and Mary his wife sold by the said Sheriff under a levam facias issued out of the said District Court at the suit of Jacob S Waln assignee of Daniel Knight tested at Philadelphia aforesaid the 8th day of December last past as in and by the said recited deed poll will more fully appear] **Now This Indenture Witnesseth** and it is hereby made known and **DECLARED** that all the said Six Houses Messuages tenements Lots and premises above mentioned with the appurtenances were purchased by the said Daniel Smith and George M^c Callmont with the proper money of the said The President Directors and Company of The Bank of North America and for their benefit and are now held by the said Daniel Smith and George M^c Callmont to them and to the survivor of them and the heirs executors administrators and assigns of such survivor in **TRUST** and special confidence for the sole use benefit and advantage of the said The President Directors and Company of The Bank of North America their Successors and assigns according to the Covenants and agreements hereinafter contained and for no other use purpose or intent whatsoever any thing appearing to the contrary thereof in the said Sheriff's deed poll or elsewhere in any wise notwithstanding And the said Daniel Smith and George M^c Callmont for themselves their heirs executors and administrators hereby Covenant and agree to and with the said The President Directors and Company of The Bank of North America their Successors and assigns that they the said Daniel Smith and George M^c Callmont and the survivor of them and the heirs executors or administrators of such survivor shall and will from time to time and at all times upon reasonable demand account to the said The President Directors and Company of The Bank of North America their Successors and assigns for the Rents Issues and Profits of the said Houses messuages tenements lots and premises and shall and will at any time or times upon demand convey and assure the said Houses messuages tenements lots and premises or any of them or any part thereof at the proper cost and charges of the said The President Directors and Company of The Bank of North America either to the said The President Directors and Company of The Bank of North America or to any person or persons who may by them be designated and appointed in such manner and form and for such Estate as they the said The President Directors and Company of The Bank of North America shall in and by a memorandum or minute made on their minute Book and a copy thereof certified by the President or Cashier for the time being or in and by any other sufficient act specify appoint and require **In Witness** whereof the said parties have hereunto set their hands and seals the day and year first above written

Sealed and Delivered in the presence of

Robt Taylor

Chas Red hill

Before me the subscriber one of the Aldermen of the City of Philadelphia this eighth day of June Anno Domini One thousand Eight hundred and twenty two Came the above named Daniel Smith and George M^c Callmont and acknowledged the above written indenture to be their act and deed and desired that the same might be recorded as such Witness my hand and Seal the day and year aforesaid

Wm. M. Callmont

Daniel Smith

Wm. M. Callmont

This is to certify

N^o 1187

Pennsylvania Avenue

Declaration

April 19, 1822

Pennsylvania Avenue

of

TRUST

Daniel Smith and

George M^c Callmont

to

The Bank of N. America

124025.364

\$1.50 10.

8 June

Recorded in the Office for Recording Deeds for
for the City and County of Philadelphia in Book
Book 1 H. 1. 3 Page 403 to a

Witness my Hand and Seal of Office
this 5th Day of June A.D. 1822

John Harrison
De:



Calb North

Esquire High Sheriff of and for the City and County of Philadelphia in the Commonwealth of Pennsylvania

Know all Men to whom these presents shall come, send Greeting, Whereas by a certain writ of **Reparcians** come directed to the said Sheriff at Philadelphia the Eighth day of December last past I was Commanded that without any other writ of the Lands and Tenements which were of Thomas S Ridgway and Mary Ridgway to wit of a certain Lot or piece of Ground situate on the North side of Vine Street between Delaware Fifth and Sixth Streets in the City of Philadelphia containing in breadth East and West twenty feet and in length or depth extending Southward three hundred and six feet to a twenty feet wide alley sometimes called Schuylers alley bounded Eastward by the Lot herein after described Southward by the said twenty feet wide alley bounded Eastward by the Lot herein after described and Northward by Vine Street aforesaid Also one other Lot or piece of Ground situate on the South side of the said Vine Street and adjoining the one above described to the Eastward containing in breadth East and West twenty feet and in length extending Southward three hundred and six feet to the said Schuylers alley Bounded Eastward by a Lot marked in a plan of the City Lots sold by the Commonwealth N^o 1133 Southward by the said twenty feet wide alley Westwardly by the above described Lot and Northwardly by Vine Street aforesaid (the said first herein above described Lot or piece of Ground being the same which by virtue of a writ of Partition issued out of the Court of Common Pleas of the County of Philadelphia at the suit of Absalom Joy and Mary Joy and the return thereto of the Sheriff and an Inquest of the County of Philadelphia dated the twenty first day of February Anno Domini one thousand seven hundred and ninety nine confirmed by the said Court and remaining among the records of said Court was (inter alia) assigned and delivered to the said Absalom Joy and his Heirs and assigns in severalty forever and the said last above described Lot or piece of Ground being the same which by virtue of the aforesaid writ of Partition and the said return thereto was (inter alia) assigned and delivered unto the said Mary Joy and her Heirs and assigns in severalty forever and the said Mary Joy hath since intermarried with the said Thomas S Ridgway and the said Absalom Joy hath since deceased intestate unmarried and without issue whereupon the whole of the said first above described Lot or piece of Ground with the appurtenances descended and vested in fee in the said Mary Ridgway (late Joy) his only sister and Heir at Law according to the Laws of the State aforesaid provided respecting Intestates Estates and also the two three story brick Messuages fronting on Vine Street aforesaid and sixteen three story brick Messuages on the said Lots running back to the said Schuylers alley together with the Hereditaments and appurtenances in my Bailiwick as well as a certain debt of Five hundred Dollars lawful money of the United States with the lawful Interest thereof from the day of in the year of our Lord one thousand eight hundred and as also seven Dollars and fifty six Cents for Costs which said debt of Five hundred Dollars with the Interest and Costs aforesaid Jacob S Water assignee of Daniel Knight lately in the District Court for the City and County of Philadelphia before the Judges at Philadelphia to wit on the sixth day of September in the year of our Lord one thousand eight hundred and twenty one by the Consideration of the same Court recovered against the said Thomas S Ridgway and Mary Ridgway of the Promises aforesaid to be loved by the default of the said Thomas S Ridgway and Mary Ridgway in not paying the said sum of Five hundred Dollars according to the form and effect of an act of assembly of the State of Pennsylvania in such Case made and Provided And that I should have those monies before the Judges at Philadelphia at the District Court for the City and County of Philadelphia here to be held the first Monday of March then next to render unto the said Jacob S Water assignee aforesaid for the debt interest and Damages aforesaid whereof the aforesaid Thomas S Ridgway and Mary Ridgway are convicted as appears of Record to And Whereas I the said Sheriff in obedience to the act of assembly Entitled "An act for the appraisalment of Estates taken in execution" passed the twenty eighth day of March Anno Domini one thousand eight hundred and twenty summoned twelve good and lawful men of my Bailiwick who being duly sworn and affirmed by writing under their respective hands and seals Attached to said recited writ valued and appraised the Premises above described to say the two Houses and Lots on Vine Street at the sum of Three thousand five hundred Dollars each and the sixteen Houses and Lots on Pennsylvania Avenue at the sum of One thousand Dollars each as in and by the said recited writ valuation and the Records and Proceedings of the said Court will fully appear And Whereas I the said Sheriff in obedience to the said recited writ after having given due and legal notice of the time and place of sale by advertisements in the Public News Papers and hand bills set up in the most public places in my Bailiwick did on Friday the First day of March instant at the Merchants Coffee house in the City of Philadelphia expose the said Eighteen brick Messuages or Tenements and the Lots of Ground thereto respectively belonging separately to Public Sale or vendue taken Daniel Smith and George M Callmont of the said City Merchants bought the six Messuages and Lots herein after particularly described with the rights and Privileges herein after mentioned for the several prices or sums to say the Messuages and Lots herein after first second third fourth and fifth described for the price or sum of Eight hundred Dollars each and the Messuage and Lot herein after last described for the price or sum of Eight hundred and twenty Dollars they being the highest and best bidders and those the best prices severally bidden for the same Now know ye that I the said Sheriff for and in Consideration of the said several sums of money amounting together to Four thousand eight hundred and twenty Dollars lawful money to me in hand paid by the said Daniel Smith and George M Callmont at the time of the execution hereof the receipt whereof I do hereby acknowledge Have Granted bargained sold and Confirmed and by these presents by force and virtue of the said recited writ and the Constitution and Laws of the said Commonwealth in such Case made and Provided do Grant bargain sell and Confirm unto the said Daniel Smith and George M Callmont their respective Heirs and assigns forever All those six three story brick Messuages or Tenements and Lots or pieces of Ground therunto respectively belonging situate on the East side of the Pennsylvania Avenue laid out on and along the West side of the first above described Lot leading from Vine Street to Mulberry or Schuylers alley in the said City One of them at the distance of twenty nine feet eight inches from the South side of the said Vine Street Containing in front or breadth on the said Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet four inches then narrowing on the North side by an offset of three feet three inches to the breadth of Eleven feet nine inches and then extending that reduced breadth still further in depth five feet making together in length Thirty one feet four inches Bounded on the North by a Messuage and Lot by me sold to The State Bank at Camden on the East partly by a Lot marked in a Plan of the City Lots sold by the Commonwealth N^o 1133 and partly by the said Lot by me sold to The State Bank at Camden on the South by the Messuage and Lot mesel herein after described and on the West by the Pennsylvania Avenue One other of them at the distance of Ninety four feet eight inches from the South side of Vine Street Containing in front or breadth on the Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet four inches then widening on the South side thereof by an offset of three feet three inches to the breadth of Eighteen feet three inches and then extending that increased breadth still further in depth five feet making together in length Thirty one feet four inches Bounded on the North by the Messuage and Lot last above described on the East by the said City Lot N^o 1133 on the South by the Messuage and Lot mesel herein after described and on the West partly by the same and partly by the Pennsylvania Avenue One other of them at the distance of one hundred and nine feet eight inches from the South side of the said Vine Street Containing in front or breadth on the Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet four inches then narrowing on the North side thereof by an offset of three feet three inches to the breadth of Eleven feet nine inches and then extending that reduced breadth still further in depth five feet making together in length Thirty one feet four inches Bounded on the North by the Messuage and Lot last above described on the East partly by the said City Lot N^o 1133 and partly by the said Lot last above described on the South by a Messuage and Lot by me sold to George W Gibbons and on the West by the Pennsylvania Avenue One other of them at the distance of one hundred and thirty nine feet eight inches from the South side of the said Vine Street Containing in front or breadth on the Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet four inches then narrowing on the North side by an offset of three feet three inches to the breadth of Eleven feet nine inches and then extending that reduced breadth still further in depth five feet making together in length Thirty one feet four inches Bounded on the North by the said Messuage and Lot by me sold to George W Gibbons on the East partly by the same and partly by the said City Lot N^o 1133 on the South by a Messuage and Lot by me sold to Jacob Ridgway and on the West by the Pennsylvania Avenue One other of them at the distance of one hundred and thirty nine feet eight inches from the South side of the said Vine Street Containing in front or breadth on the Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet five inches then narrowing on the North side by an offset of three feet three inches to the breadth of Eleven feet nine inches and then extending that reduced breadth still further in depth five feet making together in length Thirty one feet five inches Bounded on the North by the said Messuage and Lot by me sold to Jacob Ridgway on the East partly by the same and partly by the said City Lot N^o 1133 on the South by another Messuage and Lot by me sold to George W Gibbons and on the West by the said Pennsylvania Avenue And the other of them at the distance of two hundred and twenty nine feet eight inches from the South side of said Vine Street Containing in front or breadth on the said Pennsylvania Avenue Fifteen feet and in length that breadth twenty six feet five inches then narrowing on the North side thereof by an offset of three feet three inches to the breadth of Eleven feet nine inches and then extending that reduced breadth still further in depth five feet making together in length Thirty one feet five inches Bounded on the North by a Messuage and Lot by me sold to John Howard Junior on the East partly by the same and partly by the said City Lot N^o 1133 on the South by another Messuage and Lot by me sold to Jacob Ridgway and on the West by the Pennsylvania Avenue Together with the Common Use and privilege of the said Pennsylvania Avenue at all times forever with and without Horses Cattle Carts and Carriages and a right and Interest in the soil over which the said Avenue passes in Common with the purchasers of the several Lots bounding the same on the East their Heirs and assigns And together with all and singular other the Buildings Improvements Ways Water Courses Rights Liberties Privileges Hereditaments and appurtenances whatsoever therunto respectively belonging or in any wise appertaining and the Reversions Remainders Rents Issues and Profits thereof So Have and to hold the said six three story brick Messuages or Tenements and Lots or pieces of Ground last above described Hereditaments and Premises hereby granted or mentioned and intended to be with the appurtenances unto the said Daniel Smith and George M Callmont their Heirs and assigns as tenants in Common and not as Joint tenants according to the form force and effect of the Laws and usage of the said Commonwealth in such Case made and Provided In Witness whereof I the said Sheriff have hereunto set my hand and seal this Twentieth day of March in the year of our Lord one thousand eight hundred and twenty two 1822

Sealed and delivered

in the presence of us the undersigned

John Smith

John Smith

Received the day of the date of the above written Deed of the above named Daniel Smith and George M Callmont the sum of Four thousand eight hundred and twenty Dollars being the full Consideration money above mentioned

Witnessed at Signing

John Smith

Calb North

Philadelphia City and County is

Acknowledged in Open District Court held at Philadelphia for the City and County of Philadelphia this Eighteenth day of April Anno Domini 1822 and entered among the records thereof in Book C Page 446 &c

Certified under my hand and seal from Court

Matlack C.D.

Calb North Sheriff

1825 Feb 3



Witness my hand and seal of Office
this 20th day of June 1822
John Harris

Vol. 122 N. 1164 864 Pennsylvania Avenue

Deed / sell

Caleb North Esquire Sheriff

Daniel Smith and George McCallmont

Estate late of Thomas S. Ridgway and Wp.

Deed Poll entered

Daniel Smith & George McCallmont

The Bank of North America

Act acknowledged in Open District Court April 15th A.D. 1822

Pro Prothonotary
William Hall

12482.5307

Deed

Witness my hand and Seal of Office
this 20th day of June 1822
John Harris

Recorded in the Office for Recording Deeds to the City and County
of Philadelphia in Deed Book 1. p. 3. Page 291 &c



Witness my hand and seal of Office
this 20th day of June 1822
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